

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-109
ADDRESS: 603 MISSION ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 12
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Rosemary Kanusky
OWNER: Rosemary Kanusky
TYPE OF WORK: Construction of a pergola, porch modifications
APPLICATION RECEIVED: March 04, 2019
60-DAY REVIEW: May 03, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a side pergola to face an interior side yard.
2. Construct an 8-foot fence enclosure around a front porch.
3. Install new wooden railings at the stairway facing Barbe St.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

- a. The primary structure located at 603 Mission St is a 1-story single family home constructed in approximately 1925 in the Craftsman style. The home features an asymmetrical front porch, a double gable, and thick square columns with tapered bases. The home is located on a corner lot at the intersection of Barbe St and is contributing to the King William Historic District.
- b. PERGOLA – The applicant has proposed to construct a wooden pergola at the location of an existing side porch.

The side porch faces the neighboring structure to the west. The pergola will be approximately 12 feet from the ground and will closely resemble existing pergolas in the district. The distance between the proposed pergola and the side property line is not indicated in application documents. The pergola will be fully reversible. According to the Historic Design Guidelines, new porch elements should be not so dissimilar to detract from the significance of the original structure and should be compatible with its design. Staff finds that the construction method, materials, and reversibility, along with its limited visibility from the public right-of-way, is generally acceptable, but finds that its location may be inconsistent with city setback requirements. Additional documentation and coordination with the Development Services Department is required to determine full consistency.

- c. PORCH SCREENING – The applicant has proposed to screen a side porch with 8 foot tall vertical wood fencing. An existing wood screen exists in this location, but appears to be slightly shorter than the proposed 8 feet. According to the Historic Design Guidelines, the appropriateness of fence is dependent on the particular property and district. Staff finds that replacement of this porch screening with in-kind materials may be appropriate due to the limited visibility of the location, as well as other side porch fencing examples in the district.
- d. STAIR RAILING – The applicant has proposed to install simple wooden stair railings on either side of an existing stairway facing Barbe St. The stairs are a secondary entrance to the home and are located within an existing gate. While details are currently limited, the railings will be wood. According to the Historic Design Guidelines, new porch elements should be simple as to not distract from the historic character of the structure, and should not create a false sense of history through intricate detailing. Staff generally finds the proposal to be appropriate, but requires final documentation as noted in the recommendation.

RECOMMENDATION:

Item 1, Staff recommends approval of the pergola based on finding b with the following stipulations:

- i. That the applicant verifies the distance of the pergola from the side property line with the Development Services Department to determine consistency with city setback requirements, and modifies the proposed pergola design to comply with these requirements, if applicable. A variance from the Board of Adjustment may be required as proposed.
- ii. That the applicant provides a site plan with the dimension above to OHP staff prior to the issuance of a Certificate of Appropriateness.

Item 2, Staff recommends approval based on finding c.

Item 3, Staff recommends approval of the stair railing based on finding d with the stipulation that the applicant submits accurate and detailed measured drawings to staff prior to the issuance of a Certificate of Appropriateness.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 11, 2019

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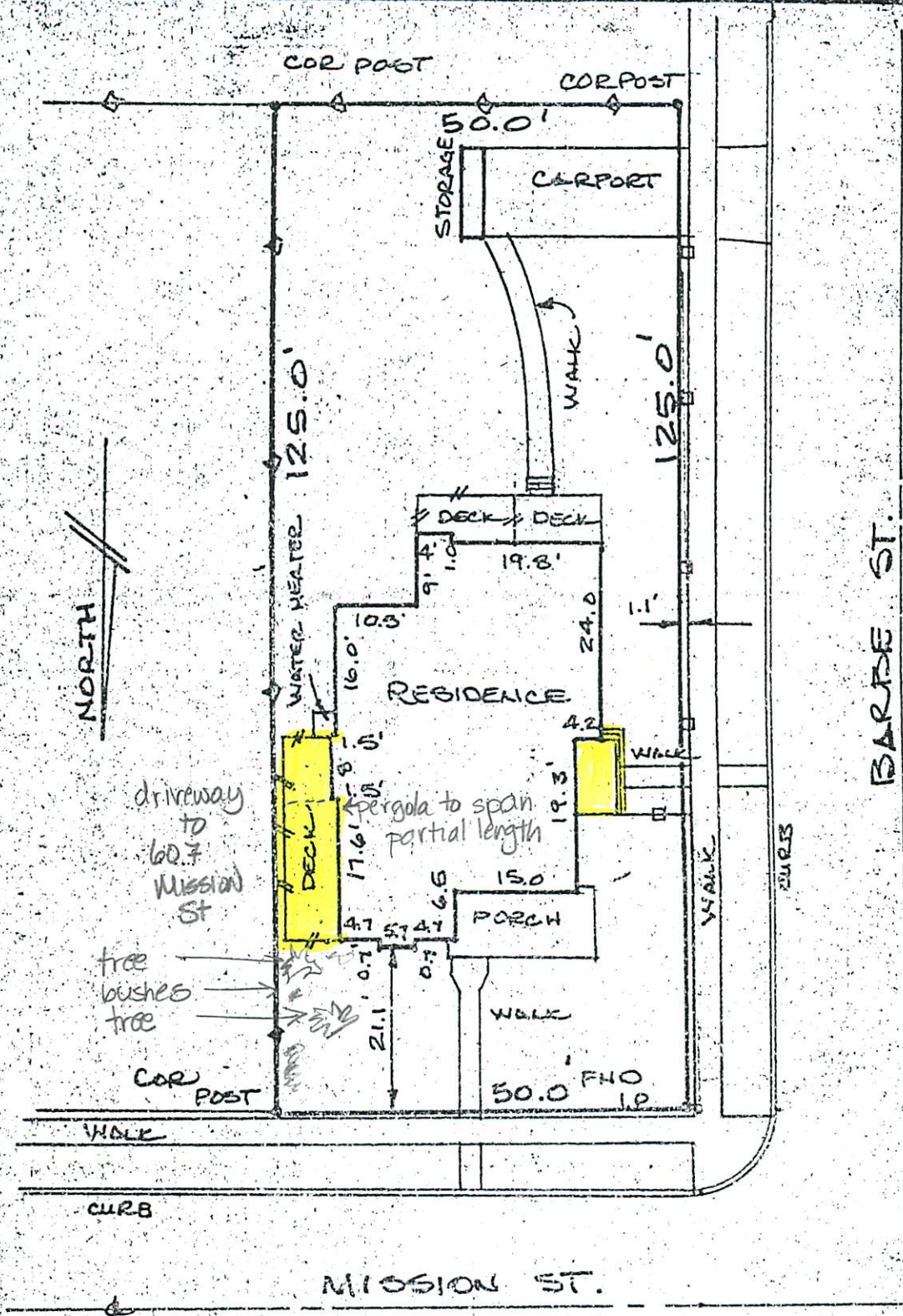






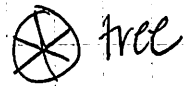






STREET ADDRESS 603 MISSION ST.
 SUBDIVISION —
 LOT 12 BLOCK 3 NCB 2914
 CITY SAN ANTONIO COUNTY BEXAR TEXAS
 SURVEYED FOR ALAMO TITLE G.F. NO. 97204-0265
 BUYERS JOE E. SHELDON : ROSEMARIE KANISKY

existing fence



tree

1st step

2nd step

new hand rail

rail

top view

10'

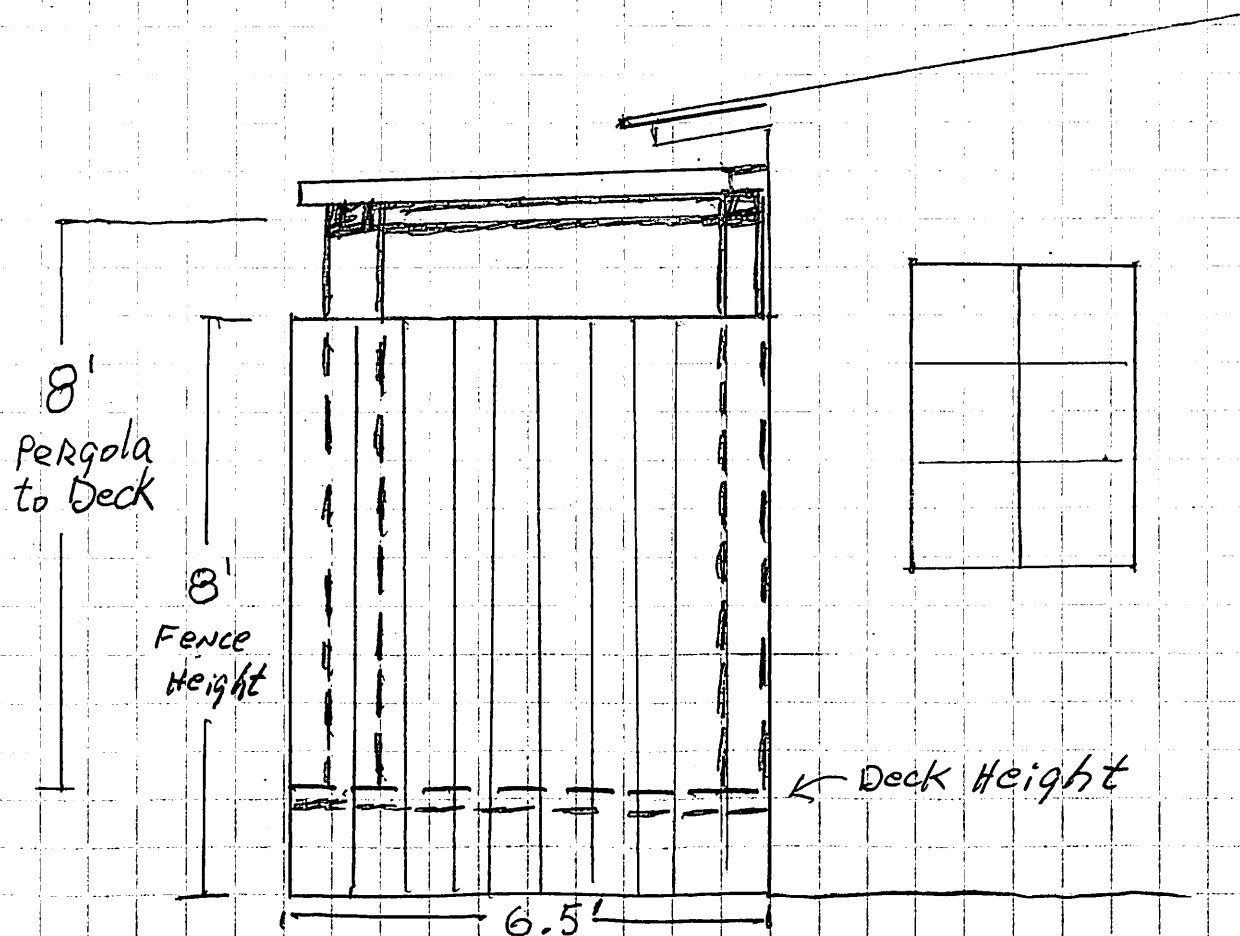
↓ to house

Kitchen Deck

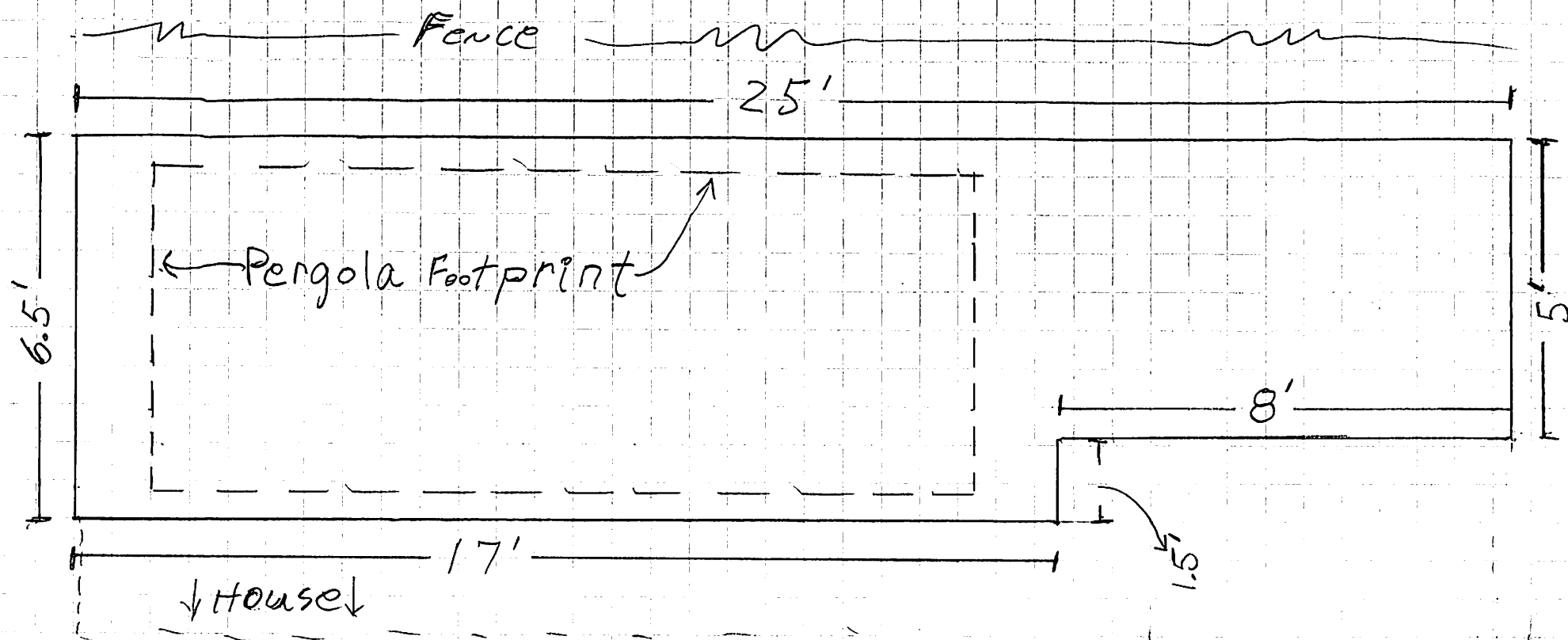
existing fence

1x6 wood hand rail

side view



LR Deck Elevation View
From Mission Street



LR Deck Plan View



SIMILAR PERGOLA AT 626 MISSION - PROVIDED BY APPLICANT



SIMILAR PERGOLA AT 626 MISSION - PROVIDED BY APPLICANT